

March 18, 1999

ACS1999-PW-PLN-0042
(File: OZP98-35)

Department of Urban Planning and Public
Works

Ward/Quartier
OT5 - Bruyère-Strathcona

- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

Action/Exécution

Zoning - 198 Besserer Street

Modification de zonage - 198, rue Besserer

Recommendation

That an application to amend Zoning By-law Number Z-2K for 198 Besserer Street, from R7-x (4.0) [33] to R7-x (4.0), to permit a retail use on the ground floor and a dwelling unit on the second floor be **REFUSED**.



March 22, 1999 (11:40a)

Edward Robinson
Commissioner of Urban Planning and Public
Works



March 22, 1999 (1:20p)

Approved by
John S. Burke
Chief Administrative Officer

CL:cl

Contact: Charles Lanktree - 244-5300 ext. 1-3859

Financial Comment

N/A.



March 22, 1999 (10:47a)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

The subject property is located on the south side of Besserer Street between Cumberland Street and King Edward Avenue. To the north is the Rideau Street commercial area, to the east and west are vacant parcels used for surface parking, and to the south is the heritage residential neighbourhood, Sandy Hill West.

Currently the building is used as a duplex dwelling. The proposal by the property owner, who is the principal resident, is to zone the subject property to permit retail sales and repairs of electronic and office equipment on the ground floor with a dwelling unit to remain on the second floor. This would allow the property owner to operate his business in the building where he and his family reside.

The subject property is located on the northern edge of the Sandy Hill West neighbourhood in the Central Area. The land use policy direction of the Official Plan (OP) is intended to provide for a transition from the high intensity node of commercial activity at the east end of Rideau Street to the heritage residential neighbourhood to the south. The planning objective is to maintain and enhance the residential quality and heritage character of Sandy Hill West.

Specific policies in the OP describe how commercial uses will be limited throughout the neighbourhood. Certain areas are defined as "transitional areas" which would limit the extent of commercial uses in order to maximize the areas residential function and protect the residential character. On the northerly edge of Sandy Hill West the transition is intended to occur in two stages with the intense commercial uses and residential on Rideau Street giving way to complementary yet less intense commercial and residential on the north side of Besserer Street and to predominantly residential uses on the south side of Besserer Street with commercial uses such as professional offices permitted.

As the proposal is for a retail use on the south side of Besserer Street, it is considered not to be consistent with the policy direction of the OP. Retail is the highest order of commercial use which is encouraged along the pedestrian shopping environment of Rideau Street, but not further south in the predominantly residential environment of Sandy Hill West. To permit retail uses on the south side of Besserer Street would not achieve the transition as described in the policy. A retail use in this location would detract from the residential character of the area by encouraging traffic and off-street parking which would support commercial activity rather than infill residential development which is needed to create a distinct edge to the Sandy Hill West heritage residential neighbourhood.

The present zoning allows for limited commercial uses including: an office of professionals and a real estate agent along with other related occupations. These types of limited commercial uses are also proposed to be maintained in the new Zoning By-law for the Central Area. As the zoning of this property has been reviewed recently in the context of creating the new Zoning By-law for the Central Area, it is not considered appropriate to depart from this approach which is being used to implement the land use policies of the OP for this neighbourhood.

Economic Impact Statement

The addition of a retail use at this location will cause no appreciable economic impact on the City of Ottawa.

Consultation

There was no response from the surrounding neighbourhood to this application. Action Sandy Hill expressed some support for the proposal.

List of Supporting Documentation

Document 1	Explanatory Note
Document 2	Location Map
Document 3	Municipal Environmental Evaluation Process Checklist (on file with the City Clerk)
Document 4	Consultation Details

Part II - Supporting Documentation

Document 1

EXPLANATORY NOTE TO THE PROPOSED BY-LAW NUMBER

By-law Number _____ amends By-law Number Z-2K, the City's Comprehensive Zoning By-law. The amendment affects the property located on the south side of Besserer Street between Cumberland and King Edward Avenue. The property is shown as the shaded area on the attached location map.

CURRENT ZONING

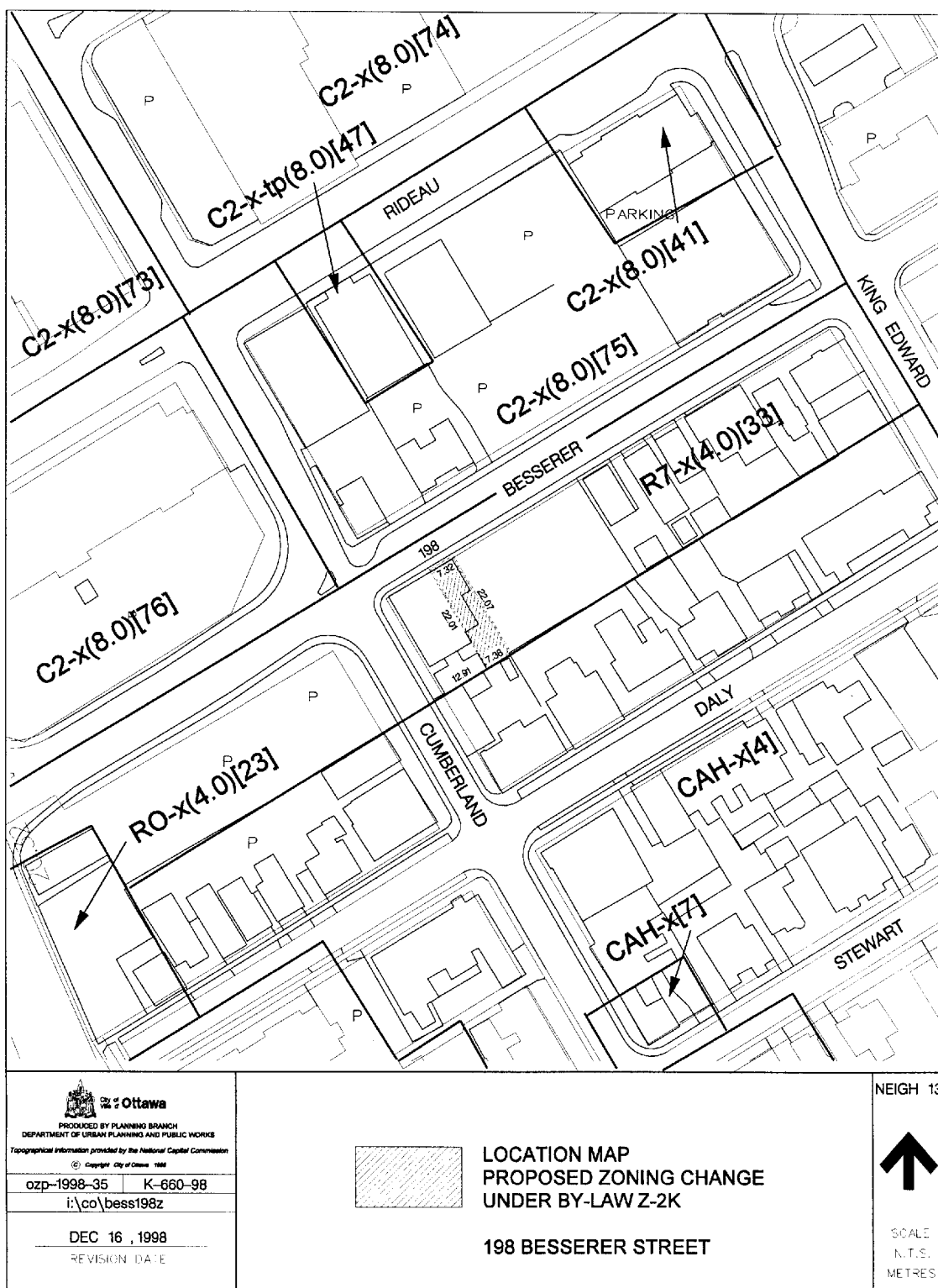
The current R7-x (4.0) [33] permits a limited range of Public, Residential and Commercial uses including: a park, a public or private recreation or cultural facility, dwelling units, special needs housing, a laboratory associated with a medical facility, and an office of professionals, as well as an agent for real estate and related occupations.

PROPOSED ZONING

The proposed R7-x (4.0) exception zone would permit a retail store on the main floor of the existing building in addition to the other uses currently permitted by the zoning. The zoning designation under the new comprehensive zoning by-law for the Central Area, which is scheduled to be adopted in May of 1999, would be R6J Sch. 64 with an exception to permit the retail use.

LOCATION MAP

Document 2



COMPATIBILITY WITH PUBLIC PARTICIPATION POLICY/ INPUT FROM OTHER GOVERNMENT AGENCIES

Notification and consultation procedures carried out in accordance with the Early Notification Procedure P&D/PPP/N&C #1 approved by City Council for Zoning Amendments.

SUPPLEMENTAL NOTIFICATION AND CONSULTATION

This application was circulated to the Environmental Advisory Committee and the Local Architectural Conservation Advisory Committee, however, no comments were received from either of these committees.

SUMMARY OF PUBLIC INPUT

Action Sandy Hill indicated that, in their view it would be desirable if this particular property was preserved for residential use but its location is unlikely to attract many potential residents, whereas a retail store would be an attractive alternative use for the ground floor of this building.

STAFF RESPONSE TO COMMENTS

When considering the proposed use is important to look beyond the limitations of the current building located on the property to the development potential as set out in the zoning. The abutting lot to the east, in conjunction with the subject property, is a prime site for residential infill as encouraged by the Official Plan. On these lands the zoning would permit a residential apartment building 24.1 metres (80') high on Besserer Street which could accommodate more than 100 dwelling units. Given this potential to develop for predominately residential uses, it is quite likely that the south side of Besserer Street will attract numerous residents.

APPLICATION PROCESS TIMELINE STATUS

This application, which was received December 9, 1998, was subject to a project management timeline. A process chart which established critical milestones, was prepared and circulated as part of the technical and early notification process. This application was processed within the time established for zoning applications.

COUNCILLOR'S COMMENTS

Councillor Émard-Chabot is aware of this application.